

MINUTES

WALPOLE EDIC
TOWN HALL
ROOM 112

October 15, 2013

7:00 p.m.

Present:

Bernie Goba, Chair EDIC
Richard Shields, Vice Chair EDIC
Mark Resnick, Treasurer, EDIC
Leo McCormack, EDIC
Roger Mann, Clerk EDIC
John Morris, EDIC

Cliff Snuffer, Walpole BOS
Michael Boynton, Town Administrator
Stephanie Mercandetti, Director Economic Development
Robin Chapell, Director Health Department (interim)
Courtney Riley, Sr. Center Dir.
David Foss, Fuss & O'Neill
Sarah Lewis, Fuss & O'Neill

Walpole Public Participants

Tom Schneider
JoAnn Barry
Thomas Macomber
Josette Burke

There being a quorum present Chair Goba called the meeting to order.

The minutes from the September 24, 2013 meeting (which were earlier distributed electronically to all members) were read. There being no questions a motion by Richard Shields to accept the minutes as presented was seconded by Leo McCormack.

It was voted: 6 ayes 0 nays

The Chair asked Town Administrator, Michael Boynton to provide an update on discussions with the PRPs regarding site related issues. Questions regarding demolition of the mill building and others

remain unknown. No word back from the PRPs. Speculation is that demolition of the buildings on the sites are “back on the table”.

As per Michael Boynton, the EDIC needs to come forward with an idea of what the West side will look like, define institutional controls; non development of site, maintain grass cutting, apply vapor barriers beneath new construction etc.

Presentation by Fuss & O’Neill, represented by Sarah Lewis, AIA and David Foss, LSP.

Four scenarios submitted:

01. Stand alone Police Station on East side. Water treatment plant and parking on West side.
02. Stand alone Senior Center on East side. Water treatment plant and parking on West side.
03. Two stand alone buildings; Police Station and Senior Center (50 parking for police and 95 for Senior Center with Water treatment plant and parking on West side.
04. Combined Police Station and Senior Center

Each plan was presented by Fuss & O’Neill. Questions regarding placement of Water Treatment building, truck and vehicular access were noted. It was pointed out by Thomas Macomber that the EDIC and the Town of Walpole should not exclude aesthetics in the design of the water treatment building John Morris questioned how the PRP’s got to 100% of draft stage (from 15%) so quickly. Robin Chapell returned to meeting to advise that the water phase of the study remains on hold. Only the soils issues moved forward to 100% of draft stage.

Cliff Snuffer, BOS noted that central to the above progress is a “covenant not to sue” from the Attorney General’s office. Not much will happen without the covenant.

Motion by Richard Shields that “we direct Fuss & O’Neill to proceed with the development of the scenarios 1 through 4”. Motion seconded by Leo McCormack.

Discussion centered on the need to review all four scenarios. Amendment to the motion by Mark Resnick to delete consideration of Scenarios 1, 2 and 4 seconded by Roger Mann.

It was voted to accept the amendment:

6 ayes
0 nays

The main motion as amended by Richard Shields and as seconded by Leo McCormack was to proceed with scenario 3 for further study and costing.

It was voted:

6 ayes
0 nays

Due to the above decision there will be no meeting of the EDIC on October 17th. The next meeting of the EDIC will be October 29, 2013.

There being no further business a motion by Richard Shields to adjourn was seconded by Leo McCormack.

It was voted

6 ayes
0 nays

Meeting adjourned 9:00 p.m.

Respectfully,

Bernie Goba Chair
Acting Clerk